

Visual Assessment & Photo-Simulations

WEST HARTFORD NORTH RELO
342 NORTH MAIN STREET
WEST HARTFORD, CT 06117

Prepared in January 2017 by:
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Prepared for Verizon Wireless



VISUAL ASSESSMENT & PHOTO-SIMULATIONS

At the request of Cellco partnership LLC d/b/a Verizon Wireless, All-Points Technology Corporation, P.C. ("APT") completed this visual assessment and prepared computer-generated photo-simulations depicting the proposed installation of a wireless telecommunications Facility at 342 North Main Street in West Hartford Connecticut (the "Property").

Project Setting

The Property is located on the east side of Main Street and south of Albany Avenue in a commercially developed intersection in West Hartford. The Property is currently developed with a three-story brick and masonry building containing street-level, retail tenants with commercial offices above. The proposed Facility would include the installation of three (3) rooftop-mounted antenna arrays/sectors. Two (2) of the arrays would be enclosed by radio-frequency ("RF") transparent screen walls on the east end of the building's roof; the enclosure would be designed with sloping sides and a grey, louvered surface. The third sector's antennas would be flush-mounted to the east side of an existing brick staircase penthouse (also located on the east side of the building) and painted to match the existing façade; associated remote radio heads and over-voltage protection boxes will be affixed to the west face of the staircase penthouse. An exterior equipment platform would be located just to the east of the center of the roof to accommodate cabinets and a shelter.

Methodology

On August 15, 2016, APT personnel conducted field reconnaissance and photo-documented existing conditions. Five (5) nearby locations were selected to depict existing and proposed conditions and to provide an approximate extent of the proposed installation's visibility. At each photo location, the geographic coordinates of the camera's position were logged using global positioning system ("GPS") technology. Photographs were taken with a Canon EOS 6D digital camera body and Canon EF 24 to 105 millimeter ("mm") zoom lens, with the lens set to 50 mm to present a consistent field of view.

Three-dimensional computer models were developed for the building and proposed small cell components from AutoCAD information. Photographic simulations were then generated to portray scaled renderings of the proposed installation. Using field data, site plan information and image editing software, the proposed Facility was scaled to the correct location and height, relative to the existing structure and surrounding area. A photolog map and copies of the existing conditions and photo-simulations are attached.

The five (5) locations simulated were chosen in the field because they presented generally unobstructed view lines towards at least a portion of the building and represent the approximate limits of visibility associated with the proposed installation. They are however static in nature and do not necessarily fairly characterize the prevailing views from all locations within a given area. The simulations provide a representation of the proposed Facility under similar settings as those encountered during the field reconnaissance. Views of the Facility can change substantially throughout the seasons as well as the time of day, and are dependent on weather and other atmospheric conditions including but not necessarily limited to haze, fog, and clouds; the location, angle and intensity of the sun; light conditions, and the specific viewer location.

Photograph Locations

The table below summarizes characteristics of the photographs and simulations presented in the attachment to this report including a description of each location, view orientation, and the distance from where the photo was taken relative to the proposed Facility. The photo locations are depicted on the photo-log map provided as an attachment to this report.

View	Location	Orientation	Distance to Site
1	Host Property	North	±0.12 Mile
2	Host Property	Northwest	±419 Feet
3	Host Property	Southwest	±363 Feet
4	The Shops at Bishops Corner	Northeast	±486 Feet
5	Big Y Parking Lot	South	±333 Feet

Conclusions

The visibility of the proposed installation would be limited primarily to nearby, commercially-developed locations within ±500 feet of the building, areas where at least a portion of the building can be seen today. The facility's design incorporates an RF-transparent concealment enclosure, intended to resemble existing rooftop equipment, and façade-mounted antennas and other appurtenances painted to blend in with the existing brick facade. Thus, the design of the RF-transparent screen walls, equipment cabinets and shelter, and facade-mounted antennas/appurtenances will be consistent with the style and colors of surrounding building elements to minimize visual effects.

Based on the results of this assessment, it is our opinion that the proposed installation of the Verizon Wireless communications facility will not have an adverse visual impact on existing views of this building or the character of the community.

ATTACHMENTS



PHOTO LOG

Legend

■ Site ● Year-Round Visibility



1 inch = 200 feet
100 50 0 100
Feet

ALL-POINTS
TECHNOLOGY CORPORATION

verizon



EXISTING

PHOTO

1

LOCATION

HOST PROPERTY

ORIENTATION

NORTH

DISTANCE TO SITE

+/- 0.12 MILE



PROPOSED

PHOTO

1

LOCATION

HOST PROPERTY

ORIENTATION

NORTH

DISTANCE TO SITE

+/- 0.12 MILE



EXISTING

PHOTO

2

LOCATION

HOST PROPERTY

ORIENTATION

NORTHWEST

DISTANCE TO SITE

+/- 419 FEET



PROPOSED

PHOTO

2

LOCATION

HOST PROPERTY

ORIENTATION

NORTHWEST

DISTANCE TO SITE

+/- 419 FEET



EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
3	HOST PROPERTY	SOUTHWEST	+/- 363 FEET



PROPOSED

PHOTO

3

LOCATION

HOST PROPERTY

ORIENTATION

SOUTHWEST

DISTANCE TO SITE

+/- 363 FEET



EXISTING

PHOTO

4

LOCATION

THE SHOPS AT BISHOPS CORNER

ORIENTATION

NORTHEAST

DISTANCE TO SITE

+/- 486 FEET



PROPOSED

PHOTO

4

LOCATION

THE SHOPS AT BISHOPS CORNER

ORIENTATION

NORTHEAST

DISTANCE TO SITE

+/- 486 FEET



EXISTING

PHOTO	LOCATION	ORIENTATION	DISTANCE TO SITE
5	BIG Y PARKING LOT	SOUTH	+/- 333 FEET



PROPOSED

PHOTO

5

LOCATION

BIG Y PARKING LOT

ORIENTATION

SOUTH

DISTANCE TO SITE

+/- 333 FEET